

4/30/2026 4:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488194

Doc Stamp-Deed: \$2,270.10

Prepared by and Recording requested by:  
Reid McCullough  
McCullough Legal Services  
2477 Stickney Point Road  
200A  
Sarasota, FL 34231  
941-484-9714  
File Number: 2026-311  
Parcel ID: 0992120104  
Consideration: \$324,300.00

## Warranty Deed

Know All Men By These Presents that, **Wendy E. Duffy, a single woman**, (henceforth referred to as "Grantor") of **137 Ole Eastpointe Drive, York, SC 29745**, for consideration paid, grant to **Donna Pham, a single woman**, (henceforth referred to as "Grantee") of **3640 West Woodview Drive, Ludington, MI 49431**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 4, Block 1201, THIRTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION,  
according to the Plat thereof, as recorded in Plat Book 15, Pages 19A through 19C, of the Public  
Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

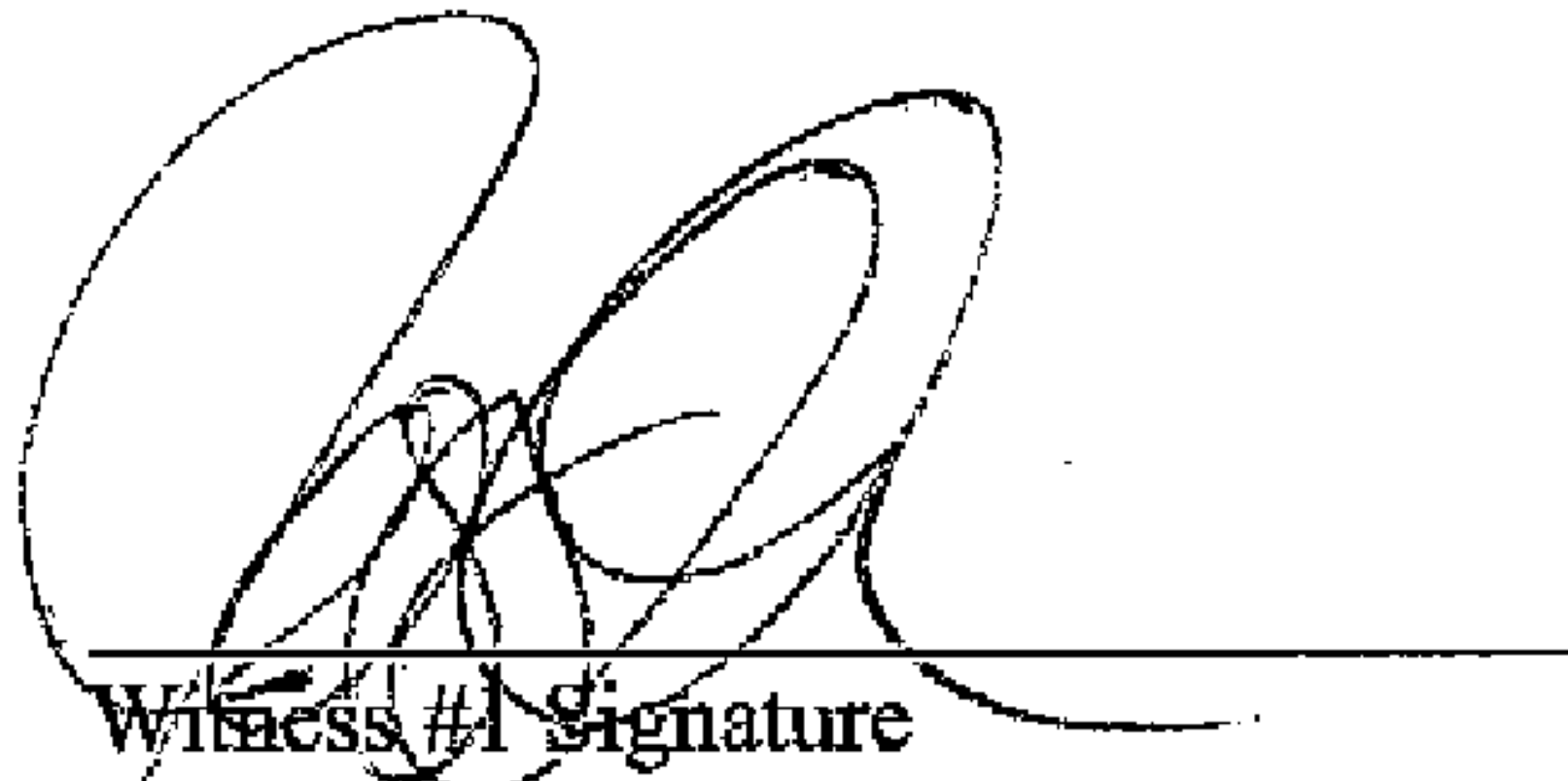
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

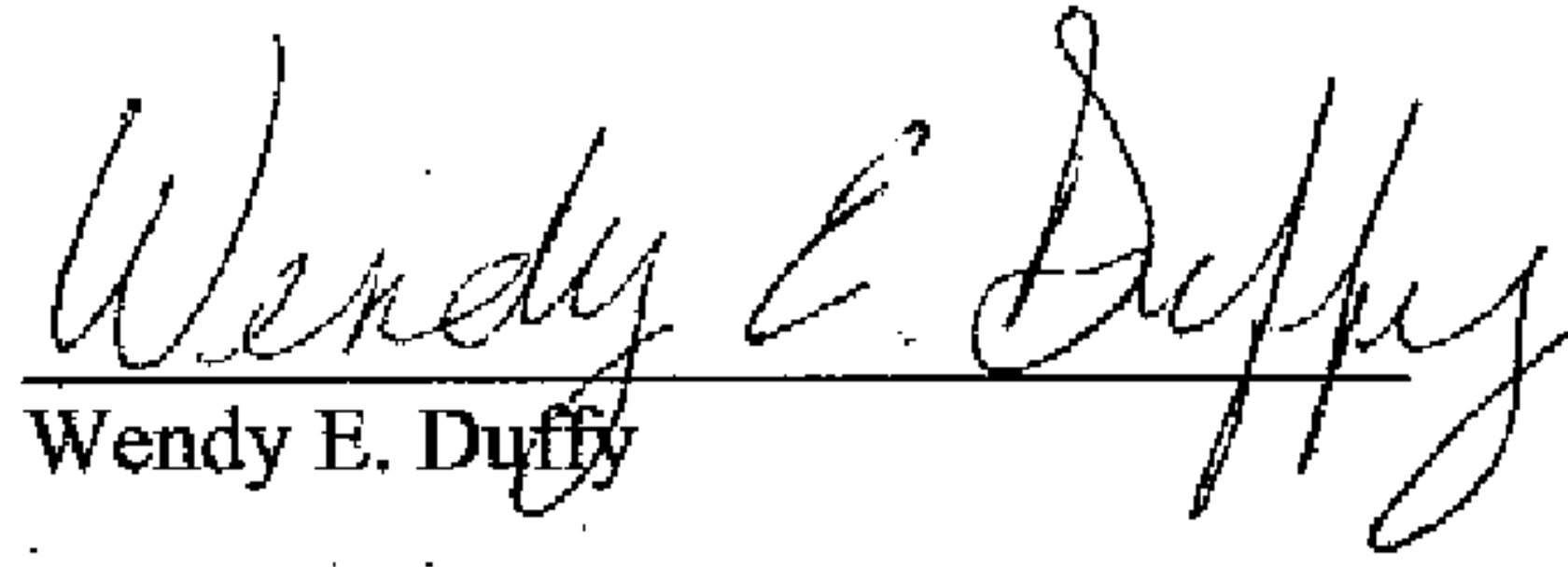
In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 30th day of April, 2026

WARRANTY DEED



Witness #1 Signature

Jessica Dull  
Witness #1 Printed Name

  
Wendy E. Duffy

P.O. Address: 4456 TAMiami TrI 2A  
Punta Gorda Fl 33980



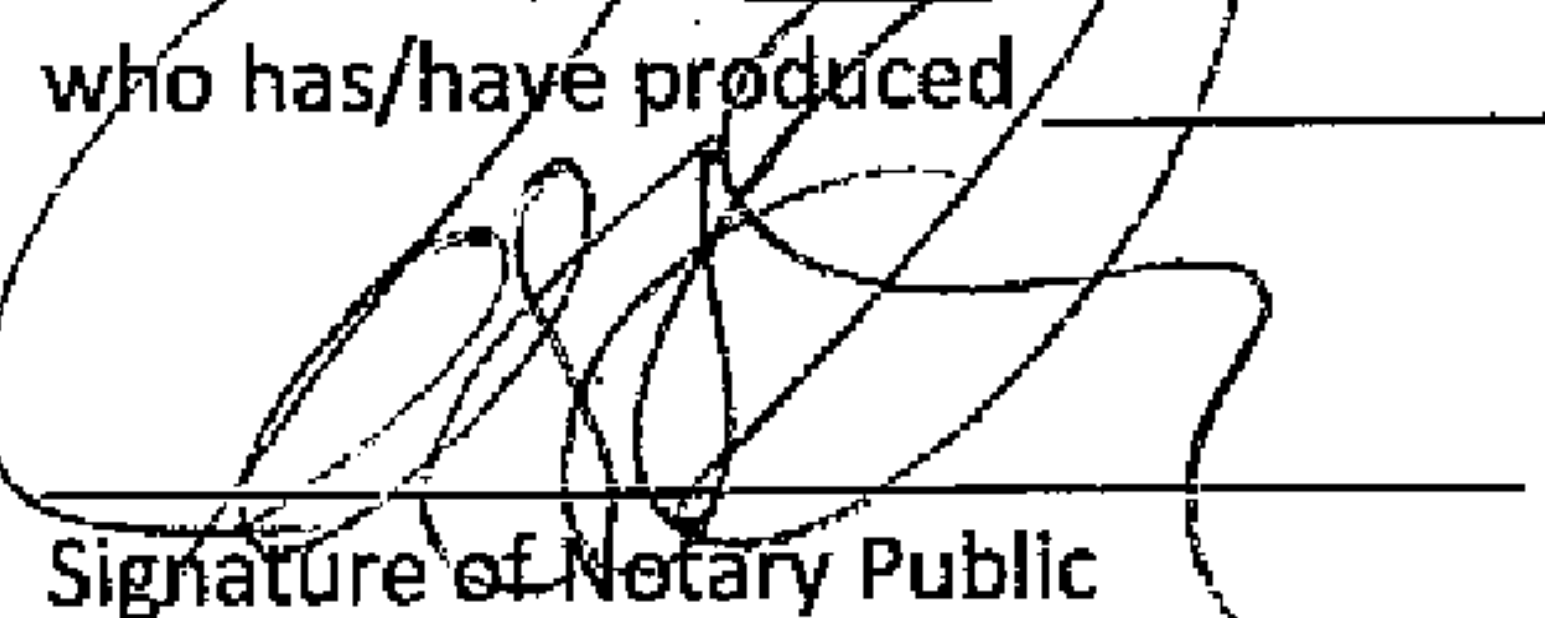
Witness #2 Signature

Tiffany Olsen  
Witness #2 Printed Name

P.O. Address: 4456 TAMiami TrI 2A  
Punta Gorda Fl 33980

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of April, 2026, by Wendy E. Duffy,  who is/are personally known to me or  who has/have produced Fid as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

